

**LAST TITLED LOT - READY FOR SITE START, Melton,**

**Vic 3337**

**House For Sale**

Thursday, 6 June 2024



**LAST TITLED LOT - READY FOR SITE START, Melton, Vic 3337**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 228 m2**

**Type: House**



New Property Group

## **\$459,900 FIXED PRICE H&L PACKAGE**

• Fixed site costs • Fixed Price Building Contract • 7 Star high efficiency home design upgrade • Rock allowance and assurance • Choice of Facades • Brick infills above windows and doors • 2590mm ceilings or 2740mm (design specific) • Ducted heating • Air-conditioning • Landscaping to front and back • Clothes-line • Letter box • Boundary fencing to 3 sides • Colored concrete driveway • Three coat paint application • Bushfire (BAL) (if required) • NBN provision infrastructure • Recycled water or Water Tank (developers guidelines) • Eaves (developers guidelines) • Corner treatment (If corner allotment) (developers guidelines) • Tiled shower base • Mirror sliding robe doors • Stone benchtops to Kitchen and bathrooms • 900mm appliances • Dishwasher • Overhead cabinets above fridge space • Under bench microwave provision • Soft closing kitchen cabinets • TV antenna • Data points • LED downlights throughout • Remote controlled sectional garage door • Flyscreens to all openable windows • Window locks • Barrier doors to family room and laundry • Holland blinds to all windows and sliding doors\* • Timber laminated floors or designer range tiles • Designer range carpets • Custom design our floorplans free of charge

“Experience Better” - Since 1988 We include over 70 fully-loaded inclusions in our homes to take the guesswork out of building. What do we mean by guesswork? This means we don't make the house appear cheaper than it is, we give you the price for the house you want. All our homes come with fully-loaded inclusions which feel anything but standard. We feel this level of inclusions are the kind that a finished house should have. This means when you visit one of our display homes you are seeing what you would get for the price we quote you. Nothing hidden, just real prices and value.

**OUR GUARANTEE** At New Property Group, we understand how important build time is to you. We're not a laid back company; we know you're paying interest, we know you're paying rent, and we know you need your new home built on time. That is why New Property Group offers a variety of guarantees, with our most important being completing your build in a dedicated timeframe. We understand what is important to you and your family, that is why our guarantees will ensure to keep you happy, within your budget, and to your timeframe.

Total Package Price includes \$10K FHOOG (Subject To SRO Eligibility) The First Home Owners Grant is a Government incentive and any claims will be lodged externally. Photographs in this flyer may depict fixtures, finishes and features either not supplied or are upgrade options. All floorplan, facade images and photographs have been used for illustrative purposes only (Refer to contract documentation for full details) and may not represent the final product as shown. Please refer to our New Home Consultant for an exact list of Inclusions. New Property Group reserves the right to amend specification and price without notice.